



Plan Half Moon Bay

ABOUT THE PROJECT

In summer 2013, the City of Half Moon Bay initiated a process to update its General Plan, Local Coastal Program (LCP), and Zoning Ordinance. The current General Plan and LCP elements are dated from the early 1990s, and are no longer reflective of the community's current conditions or priorities. This project presents an opportunity for the community to define a common vision for the future, and will provide planning policies and regulation to effectively carry out that vision.

What is the General Plan?

A General Plan is a long-term document that establishes a community's goals for land use, housing, transportation, conservation, open space, safety, noise, and other important issue areas. The document's purpose is to help the community plan for future growth, housing needs, public services and infrastructure, and environmental protection. All cities and counties in California are required by law to have general plans.

What is a Local Coastal Program (LCP)?

The California Coastal Act allows local governments in the Coastal Zone to prepare and implement LCPs that are consistent with and achieve the Act's objectives. The updated LCP will contain policies and implementation measures to address public access, recreational and visitor serving facilities, and environmental quality in Half Moon Bay, as well as the city's vulnerability to coastal erosion and sea level rise.

What have we done so far?

The City has completed a series of community visioning activities and assessments of important issue areas, including:

- Existing Conditions Report
- Economic and Real Estate Conditions & Trends
- Community Conversations and Report
- Stakeholder Interviews and Report
- Visioning Workshop and Summary
- Community Survey and Report
- Housing Element

Visit www.planhmb.org to view completed reports, meeting notes, and more.

THE GUIDING PRINCIPLES

These essentially form the mission statement for the update process and are based on input from the community.

- 1 Maintain Half Moon Bay's small-town character and quality of life, and strengthen community connections through activities and improved public gathering places.
- 2 Enhance the city's scenic visual quality and coastal landscape setting, and ensure protection of environmental and surrounding agricultural resources through conservation and sustainable development.
- 3 Foster a complete and balanced community, with enhanced local commercial options, business incubation and growth, and diverse residential opportunities.
- 4 Promote pedestrian, bicycle, and transit mobility; increased connectivity between the city's neighborhoods; and enhanced coastal and open space access.
- 5 Encourage Downtown vitality with a more diverse array of uses and amenities.
- 6 Promote visitation and the city's development as a hub for the Midcoast. Gracefully accommodate tourism, balancing it with local needs and the community's



THE BUILDING BLOCKS

Recreation, Conservation, and Open Space

- Preserve and protect biological and agricultural resources
- Meet parks and recreation needs and goals
- Conserve scenic resources
- Manage natural resources
- Mitigate environmental hazards



Transportation

- Provide a functional and cohesive transportation network
- Improve emergency vehicle service and accessibility
- Prioritize pedestrian and bicycle facilities
- Plan for safe and convenient vehicle access
- Promote safe routes to school



Climate Action Plan + Healthy Community

- Improve access to healthy food and healthcare resources
- Increase physical activity through design and other methods
- Protect land, air, and water quality
- Strategize for climate change and sea level rise adaptation and mitigation
- Assess hazards
- Ensure safety and emergency preparedness



Land Use

- Consider land use options in the Downtown core that further the Guiding Principles
- Manage for modest and compact growth
- Ensure environmental sustainability
- Address climate change impacts



UPCOMING EVENTS

Join your neighbors at these upcoming workshops and outreach events—all are welcome!

Planning Commission Study Session

Tuesday, September 22, 2015 | 7:00 PM
Emergency Operations Center
537 Kelly Avenue, Half Moon Bay

Synthesis Workshop (Land Use and Circulation)

Thursday, September 24, 2015 | 6:30 PM
Emergency Operations Center
537 Kelly Avenue, Half Moon Bay



Visit the project website at
www.planhmb.org!

The project website is a great place to learn more about the General Plan update process and stay informed about events and opportunities to get involved. Find current information about the project, including background, details about meetings and workshops, downloadable versions of materials and completed reports, links to resources, and more!